

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
February 18, 2015, 4:00 P.M.**

I. **ROLL CALL**

II. **REVIEW OF SUMMARY** – January 21, 2015 pp. 7-8

III. **OLD BUSINESS**

- (1) 14-TV-111 **209-211-211 ½ N. Madison Street**, Linnell Schur. Request for an extension of time to complete repairs. Previously heard August 20, 2014 and November 19, 2014. pp. 9-17
- (2) 14-TV-159 **305 E. 11th Street**, Abbey Road, LLC (Scott Gilbert). Request for an extension of time to complete repairs. Previously heard November 19, 2014. pp. 20-24
- (3) 14-TV-165 **2602 S. Rockport Road**, Amh 2014-3 Borrower, LLC (Lauren Bates). Request for an extension of time to complete repairs. Previously heard November 19, 2014. pp. 25-35
- (4) 14-TV-173 **2262 S. Sweetbriar Court**, Amh 2014-3 Borrower, LLC (Lauren Bates). Request for an extension of time to complete repairs. Previously heard November 19, 2014. pp. 36-46
- (5) 14-TV-177 **422 E. 11th Street**, Barbara Gaffen (Choice Realty & Management). Request for an extension of time to complete repairs. Previously heard December 17, 2014. pp. 47-73
- (6) 15-TV-02 **508 N. Washington Street**, Cheryl Underwood. Request for an extension of time to complete repairs. Previously heard January 21, 2015, tabled. pp. 74-78
- (7) 15-RV-06 **430 E. Kirkwood Avenue**, H.A.N.D. Request for rescission of a variance. Previously heard January 21, 2015, tabled. p. 79
- (8) 15-TV-13 **812 E. 8th Street**, Cheryl Underwood (Kenneth Kinney). Request for an extension of time to complete repairs. Previously heard January 21, 2015, tabled. pp. 80-85

IV. **NEW BUSINESS**

- (9) 15-TV-22 **408 S. Mitchell Street**, Salman Alani. Request for an extension of time to complete repairs. pp. 86-90
- (10) 15-TV-23 **609 E. University Street**, Raymond Kahn (Choice Realty & Management). Request for an extension of time to complete repairs. pp. 91-96
- (11) 15-TV-24 **2476 S. Brittany Lane**, Peek & Associates. Request for an extension of time to complete repairs. pp. 97-103
- (12) 15-TV-25 **703 W. Gourley Pike**, Copper Beech Townhome Communities Twenty-

two, LLC (Erika Rogers). Request for an extension of time to complete repairs.
pp. 104-188

- (13) 15-RV-26 **836 W. 6th Street**, H.A.N.D. Request for rescission of a variance.
p. 189
- (14) 15-RV-27 **1122 N. Madison Street**, H.A.N.D. Request for rescission of a variance.
p. 190
- (15) 15-RV-28 **2115 E. 4th Street**, H.A.N.D. Request for rescission of a variance.
p.191
- (16) 15-TV-29 **2129 S. High Street**, Laura Jesseph. Request for an extension of time to complete repairs.
pp. 192-197
- (17) 15-RV-30 **621 N. Adams Street**, H.A.N.D. Request for rescission of a variance.
p. 198
- (18) [PULLED] 15-AA-31 **1662 W. Bloomfield Road**, Yukon Properties, LLC. Relief from an administrative decision.
- (19) 15-TV-32 **712 E. 2nd Street**, Thomas Essling. Request for an extension of time to complete repairs.
pp. 199-204
- (20) 15-RV-33 **1202 S. Park Avenue**, H.A.N.D. Request for rescission of a variance.
p. 205
- (21) 15-RV-34 **624 S. Fess Avenue**, H.A.N.D. Request for rescission of a variance.
p.206
- (22) 15-RV-35 **1405 S. Rogers Street**, H.A.N.D. Request for rescission of a variance.
p.207
- (23) 15-RV-36 **702 W. 11th Street**, H.A.N.D. Request for rescission of a variance.
p. 208
- (24) 15-RV-37 **529 S. Washington Street**, H.A.N.D. Request for rescission of a variance.
p. 209
- (25) 15-RV-38 **748 S. Morton Street**, H.A.N.D. Request for rescission of a variance.
p.210
- (26) 15-TV-39 **812-814 N. Washington Street**, Chris Clark (Ryan Cobine). Request for an extension of time to complete repairs.
pp.211-218
- (27) 15-RV-41 **425 N. Walnut Street**, H.A.N.D. Request for rescission of a variance.
p.219
- (28) 15-RV-42 **1529 W. 8th Street**, H.A.N.D. Request for rescission of a variance.
p.220
- (29) 15-RV-43 **821 W. 1st Street**, H.A.N.D. Request for rescission of a variance.
p.221
- (30) 15-RV-44 **710 W. 3rd Street**, H.A.N.D. Request for rescission of a variance.
p.222-224

- (31) 15-TV-45 **514 W. Kirkwood Avenue**, Debra & Ron Parker-Hawkins (Parker Real Estate Management). Request for an extension of time to complete repairs.
pp. 225-229
- (32) 15-TV-46 **301 E. University Street**, Michael Ausbrook. Request for an extension of time to complete repairs.
pp. 230-238
- (33) 15-RV-47 **427 S. Henderson Street**, H.A.N.D. Request for rescission of a variance.
pp. 239-241
- (34) 15-RV-48 **1206 S. Madison Street**, H.A.N.D. Request for rescission of a variance.
pp. 242-244
- (35) 15-TV-49 **3416-3418 S. Kennedy Drive**, John Jacobs (Nextwave Management, LLC). Request for an extension of time to complete repairs.
pp. 245-249

V. **GENERAL DISCUSSION**

VI. **PUBLIC COMMENT**

VII. **ADJOURNMENT**

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
February 18, 2015, 4:00 P.M.**

CONSENT AGENDA

I. OLD BUSINESS

- (1) 14-TV-111 **209-211-211 ½ N. Madison Street**, Linnell Schur. Request for an extension of time to complete repairs. Previously heard August 20, 2014 and November 19, 2014.
- (2) 14-TV-159 **305 E. 11th Street**, Abbey Road, LLC (Scott Gilbert). Request for an extension of time to complete repairs. Previously heard November 19, 2014.
- (3) 14-TV-165 **2602 S. Rockport Road**, Amh 2014-3 Borrower, LLC (Lauren Bates). Request for an extension of time to complete repairs. Previously heard November 19, 2014.
- (4) 14-TV-173 **2262 S. Sweetbriar Court**, Amh 2014-3 Borrower, LLC (Lauren Bates). Request for an extension of time to complete repairs. Previously heard November 19, 2014.
- (7) 15-RV-06 **430 E. Kirkwood Avenue**, H.A.N.D. Request for rescission of a variance. Previously heard January 21, 2015, tabled.

II. NEW BUSINESS

- (9) 15-TV-22 **408 S. Mitchell Street**, Salman Alani. Request for an extension of time to complete repairs.
- (10) 15-TV-23 **609 E. University Street**, Raymond Kahn (Choice Realty & Management). Request for an extension of time to complete repairs.
- (11) 15-TV-24 **2476 S. Brittany Lane**, Peek & Associates. Request for an extension of time to complete repairs.
- (12) 15-TV-25 **703 W. Gourley Pike**, Copper Beech Townhome Communities Twenty-two, LLC (Erika Rogers). Request for an extension of time to complete repairs.
- (13) 15-RV-26 **836 W. 6th Street**, H.A.N.D. Request for rescission of a variance.
- (14) 15-RV-27 **1122 N. Madison Street**, H.A.N.D. Request for rescission of a variance.
- (15) 15-RV-28 **2115 E. 4th Street**, H.A.N.D. Request for rescission of a variance.
- (16) 15-TV-29 **2129 S. High Street**, Laura Jesseph. Request for an extension of time to complete repairs.
- (17) 15-RV-30 **621 N. Adams Street**, H.A.N.D. Request for rescission of a variance.
- (19) 15-TV-32 **712 E. 2nd Street**, Thomas Essling. Request for an extension of time to complete repairs.
- (20) 15-RV-33 **1202 S. Park Avenue**, H.A.N.D. Request for rescission of a variance.
- (21) 15-RV-34 **624 S. Fess Avenue**, H.A.N.D. Request for rescission of a variance.

- (22) 15-RV-35 **1405 S. Rogers Street**, H.A.N.D. Request for rescission of a variance.
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- (26) 15-TV-39 **812-814 N. Washington Street**, Chris Clark (Ryan Cobine). Request for an extension of time to complete repairs.
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- (29) 15-RV-43 **821 W. 1st Street**, H.A.N.D. Request for rescission of a variance.
- (30) 15-RV-44 **710 W. 3rd Street**, H.A.N.D. Request for rescission of a variance.
- (31) 15-TV-45 **514 W. Kirkwood Avenue**, Debra & Ron Parker-Hawkins (Parker Real Estate Management). Request for an extension of time to complete repairs.
- (32) 15-TV-46 **301 E. University Street**, Michael Ausbrook. Request for an extension of time to complete repairs.
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- (34) 15-RV-48 **1206 S. Madison Street**, H.A.N.D. Request for rescission of a variance.
- (35) 15-TV-49 **3416-3418 S. Kennedy Drive**, John Jacobs (Nextwave Management, LLC). Request for an extension of time to complete repairs.

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
February 18, 2015, 4:00 P.M.**

PETITIONS AGENDA

- (5) 14-TV-177 **422 E. 11th Street**, Barbara Gaffen (Choice Realty & Management). Request for an extension of time to complete repairs. Previously heard December 17, 2014.
- (6) 15-TV-02 **508 N. Washington Street**, Cheryl Underwood. Request for an extension of time to complete repairs. Previously heard January 21, 2015, tabled.
- (8) 15-TV-13 **812 E. 8th Street**, Cheryl Underwood (Kenneth Kinney). Request for an extension of time to complete repairs. Previously heard January 21, 2015, tabled.

B.H.Q.A. MEETING OF JANUARY 21, 2015 SUMMARY

MEMBERS PRESENT: Megan Binder, Kristopher Floyd, Elizabeth Gallman, Nikki Gastineau, Susie Hamilton

STAFF PRESENT: Lisa Abbott, Michael Arnold, Daniel Bixler, John Hewett, Maria McCormick, Norman Mosier, Jo Stong, Matthew Swinney, Dee Wills (HAND), Christopher Wheeler (Legal)

I. REVIEW OF SUMMARY

Hamilton made a motion to approve the minutes for December 17, 2014. Gallman seconded. Motion passed, 5-0.

II. ELECTION OF OFFICERS 2015

Hamilton nominated Kris Floyd for Chair and Ryan Strauser for Vice-Chair. Binder seconded. Motion passed, 5-0.

III. CONSENT AGENDA

1400 N. Lincoln Street, Abram Schultz, 14-TV-150. Request for an extension of time to complete repairs. Previously heard October 22, 2014. Staff recommendation to grant the request with a May 01, 2015 deadline.

618 S. Fess Avenue, Norman Ladd, 15-TV-01. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a January 30, 2015 deadline for all life safety violations and a March 21, 2015 deadline for all other violations.

526 S. Mitchell Street, Brian Parrott, 15-TV-03. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an April 01, 2015 deadline all remaining violations except exterior painting and a July 28, 2015 deadline for exterior painting.

420 N. Roosevelt Street, H.A.N.D., 15-RV-04. Request for rescission of a variance. Staff recommendation to grant the rescission.

316 N. Washington Street, H.A.N.D., 15-RV-05. Request for rescission of a variance. Staff recommendation to grant the rescission.

600 E. University Street, H.A.N.D., 15-RV-07. Request for rescission of a variance. Staff recommendation to grant the rescission.

614 N. Grant Street, H.A.N.D., 15-RV-08. Request for rescission of a variance. Staff recommendation to grant the rescission.

310 E. Smith Avenue, H.A.N.D., 15-RV-09. Request for rescission of a variance. Staff recommendation to grant the rescission.

517-517 ½ W. Howe Street, H.A.N.D., 15-RV-10. Request for rescission of a variance. Staff recommendation to grant the rescission.

718 E. 11th Street, H.A.N.D., 15-RV-11. Request for rescission of a variance. Staff recommendation to grant the rescission.

111-111 ½ E. 9th Street, H.A.N.D., 15-RV-12. Request for rescission of a variance. Staff recommendation to grant the rescission.

406 E. Hillside Drive, H.A.N.D., 15-RV-14. Request for rescission of a variance. Staff recommendation to grant the rescission.

307 S. Eastside Drive, H.A.N.D., 15-RV-15. Request for rescission of a variance. Staff recommendation to grant the rescission.

109 E. Allen Street, Thomas Robbin (Orion Property Management), 15-TV-16. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a January 31, 2015 deadline for all life safety violations and a March 21, 2015 deadline for all other violations.

321-325 E. 3rd Street, H.A.N.D., 15-RV-17. Request for rescission of a variance. Staff recommendation to grant the rescission.

723 E. 11th Street/805 N. Park Avenue, H.A.N.D., 15-RV-18. Request for rescission of a variance. Staff recommendation to grant the rescission.

413 N. Clark Street, H.A.N.D., 15-RV-19. Request for rescission of a variance. Staff recommendation to grant the rescission.

2501 S. Madison Street/317 W. Graham Drive, Cindy Sterling, 15-TV-20. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a January 31, 2015 deadline for all life safety violations and a March 21, 2015 deadline for all other violations.

814 W. 6th Street, John Bavender, 15-TV-21. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 31, 2015 deadline.
Approved.

IV. PETITIONS

125 N. Washington Street, Henry Berman (Lisa Trimble), 14-TV-70. This item was pulled from the Consent Agenda. Previously heard June 18, 2014. The petitioners were not present to request an extension of time to complete repairs. Staff recommendation to grant the extension with a March 01, 2015 deadline. Floyd made a motion to grant the request per staff recommendation. Gallman seconded. Motion passed, 5-0. Request granted.

508 N. Washington Street, Cheryl Underwood, 15-TV-02. This item was pulled from the Consent Agenda. The petitioner was not present to request an extension of time to complete repairs. Petitioner's legal counsel was unable to attend and requested the matter tabled until next month. Floyd made a motion to table the request to the February 18, 2015 meeting. Gallman seconded. Motion passed, 5-0. Request tabled.

430 E. Kirkwood Avenue, H.A.N.D., 15-RV-06. This item was pulled from the Consent Agenda. The owner was not present but asked to have the request for a variance rescission tabled for further explanation. Hamilton made a motion to table the request to the February 18, 2015 meeting. Gallman seconded. Motion passed, 5-0. Request tabled.

812 E. 8th Street, Cheryl Underwood (Judy Fulford), 15-TV-13. This item was pulled from the Consent Agenda. The petitioner was not present to request an extension of time to complete repairs. Petitioner's legal counsel was unable to attend and requested the matter tabled until next month. Gastineau made a motion to table the request to the February 18, 2015 meeting with the exception of the smoke detector violation which was given a February 01, 2015 deadline. Hamilton seconded. Motion passed, 5-0. Request tabled with exception of the smoke detector violation which was given a deadline of February 01, 2015.

V. GENERAL DISCUSSION

Christopher Wheeler (Legal) notified the Board of litigation brought by the city against Jeffrey Jones, rental property owner. Mr. Jones has numerous properties not in compliance with city code for extended periods of time. Summary judgments from the court set a January 15 deadline for eight properties to be brought into compliance or be vacated. The eight properties have orders to vacate unless they are brought into compliance within 30 days.

VI. PUBLIC COMMENT

None.

VII. ADJOURNMENT

Floyd made motion to adjourn. Hamilton seconded. Motion unanimously passed. Meeting adjourned at 4:33 PM.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-111 (old business)

Address: 211 & 211 ½ N. Madison Street

Petitioner: Linnell Schur

Inspector: Dee Wills

Staff Report: September 11, 2013 Completed Cycle Inspection
March 03, 2014 Completed Reinspection
April 07, 2014 Completed 2nd Reinspection
July 17, 2014 Received Application for Appeal
September 30, 2014 Received 2nd Application for Appeal
December 23, 2014 Received 3rd Application for Appeal

Petitioner overlooked the handrail around the front porch area needing repair. She is requesting an extension of time to secure the remaining handrail.

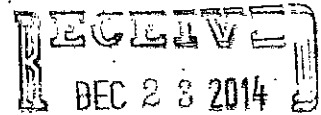
Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: February 28, 2015

Attachments: Application for Appeal, Previous Applications for Appeal

9 *pe*



Application for Appeal
To The **BY:** _____
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address:

211 N. Madison

Petitioner's Name:

Linnell Schur

Address:

405 W. Hillside Ave

City:

Spencer

State:

IN

Zip Code:

47460

Phone Number:

812 829422

Email Address:

linnellschur@aol.com

Property Owner's Name:

Linnell Schur

Address:

Same

City:

Same

State:

Same

Zip Code:

Same

Phone Number:

Email Address:

Occupants:

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

☒ (A) An extension of time to complete repairs (Petition type TV)

☐ (B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)

☐ (C) Relief from an administrative decision (Petition type AA)

☐ (D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY

Petition Number 14-TV-111

(OLD BUSINESS)

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request; the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Out looked handrail.

Signature (required):

Name (please print):

Wm. Lee

Date:

12-23-14

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

NOTICE OF BOARD ACTION

November 19, 2014

Linnell Schur
405 W. Hillside Ave.
Spencer, IN 47460

RE: 211 & 211 1/2 N. Madison

Dear Linnell Schur,

This letter provides notice of the action taken by the City of Bloomington Board of Housing Quality Appeals on your request for an extension of time to complete repairs. Details of the Board's action are provided below.

If you have further questions or concerns, City business hours are weekdays between 8:00 AM and 5:00 PM, and I can be reached at (812) 349-3420.

Sincerely,

Lisa Abbott
Director, HAND

Petition Number: 14-TV-111 (old business)
Meeting Date: November 19, 2014
Address: 211 & 211 1/2 N. Madison
Board Action: ☒ Approved ☐ Not Approved ☐ Continued ☐ Tabled

Conditions: All repairs must be completed and reinspected no later than the deadline stated below or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Deadline: December 30, 2014



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: November 19, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-111 (old business)

Address: 211 & 211 ½ N. Madison

Petitioner: Linnell Schur

Inspector: Dee Wills

Staff Report: September 11, 2013 Completed Cycle Inspection
March 03, 2014 Completed Reinspection
April 07, 2014 Completed 2nd Reinspection
July 17, 2014 Received Application for Appeal
September 30, 2014 Received 2nd Application for Appeal

The petitioner is still in the process of installing a handicap ramp. She is currently waiting for the permit so that she can proceed with the project. The petitioner is requesting more time for the work to be completed and to allow time enough to receive the permit.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: December 30, 2014

Attachments: Applications for Appeal, Cycle Report, Reinspection reports



RECEIVED
SEP 30 2014

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

hand@bloomington.in.gov

Property Address: 211 N. Madison Bldg 47404
Petitioner's Name: Linnell Schur
Address: 465 E. Hillside Ave
City: Spencer State: IN Zip Code: 47460
Phone Number: 812-829-3766 Email Address: linnellschur@aol.com
Property Owner's Name: Linnell Schur Heufeld Dr
Address: Same
City: _____ State: _____ Zip Code: _____
Phone Number: _____ Email Address: _____
Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY

Petition Number 14-TV-111 (OLD BUSINESS)

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Area in question is getting totally redone. The request for permit has been submitted. Waiting on that to be approved.

Signature (required):

Winnell Schur

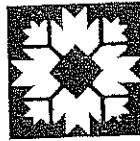
Name (please print):

Winnell Schur

Date:

9-30-14

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

NOTICE OF BOARD ACTION

August 20, 2014

Schur, Linnell K.
405 W. Hillside Ave.
Spencer, IN 47460

RE: 211 - 211 1/2 N. Madison

Dear Linnell K. Schur,

This letter provides notice of the action taken by the City of Bloomington Board of Housing Quality Appeals on your request for an extension of time to complete repairs. Details of the Board's action are provided below.

If you have further questions or concerns, City business hours are weekdays between 8:00 AM and 5:00 PM, and I can be reached at (812) 349-3420.

Sincerely,

Lisa Abbott
Director, HAND

Petition Number: 14-TV-111
Meeting Date: August 20, 2014
Address: 211 - 211 1/2 N. Madison
Board Action: ☒ Approved ☐ Not Approved ☐ Continued ☐ Tabled
Conditions: All repairs must be completed and reinspected no later than the deadline stated below or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Deadline: September 30, 2014



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: August 20, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-111

Address: 211, 211 ½ N. Madison St.

Petitioner: Linnell Schur

Inspector: Dee Wills

Staff Report: September 11, 2013 Completed Cycle Inspection
March 03, 2014 Completed Reinspection
April 07, 2014 Completed Reinspection

Petitioner is requesting an extension of time to complete the exterior repairs. The petitioner states that she misunderstood the deadline of one year. Petitioner thought this applied to all exterior violations. She has started the process of installing a handicap ramp and needs more time to finish all of the repairs.

Staff recommendation: Grant the extension of time.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: September 30, 2014

Attachments: Application for Appeal, Remaining Violations Report

JS



RECEIVED
Application for Appeal JUL 17 2014
To The
Board of Housing Quality Appeals BY: *[Signature]*
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 211 N. Madison
Petitioner's Name: Hinnell Schur
Address: 405 W. Hillside Ave
City: Spencer State: IN Zip Code: 47460
Phone Number: 812 829 3706 Email Address: hinnellschur@aol
Property Owner's Name: Same
Address: _____
City: _____ State: _____ Zip Code: _____
Phone Number: _____ Email Address: _____
Occupants: Tim Phyllis

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- ☒ A) An extension of time to complete repairs (Petition type TV)
- ☐ B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- ☐ C) Relief from an administrative decision (Petition type AA)
- ☐ D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY

Petition Number 14-TV-111

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Handicap ramp to be premitted
an built

Please extend to
9-30-14

Signature (required):

Linnell Schur

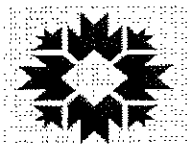
Name (please print):

Linnell Schur

Date:

7-17-14

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-159(old)

Address: 305 E. 11th Street

Petitioner: Scott Gilbert

Inspector: Maria McCormick

Staff Report: 07/17/2014 Completed Cycle Inspection
10/02/2014 Received initial BHQA application
01/07/2015 Completed Re-inspection
01/12/2015 Received 2nd BHQA application

This property was previously granted an extension of time to complete repairs. At the re-inspection there were a couple of issues that had not been correctly repaired and the Monroe County Building dept. has not signed off on the work that they required. The petitioner is requesting an additional extension of time to complete the remaining exterior issues and get the final approval from the Monroe County Building Dept.

Staff recommendation: Grant the extension of time

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

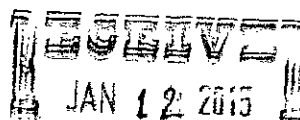
Compliance Deadline: May 1, 2015

Attachments: Application for Appeal; Remaining Violations Report

20
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Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov



BY:*****

NOTE: A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 305 E. 11th Street Bloomington, Indiana 47408

Petitioner's Name: Scott Gilbert

Address: 1212 Cavell Ave.

City: Highland Park State:IL Zip Code: 60035

Phone Number: 847-274-7911 Email Address: sbgilber@yahoo.com

Property Owner's Name: Abbey Road LLC

Address: 1212 Cavell Ave.

City: Highland Park State:IL Zip Code: 60035

Phone Number: 847-274-7911 Email Address: sbgilber@yahoo.com

Occupants:

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please check the petition type that you are requesting:

- ☒ An extension of time to complete repairs (Petition type TV)
- ☐ A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- ☐ Relief from an administrative decision (Petition type AA)
- ☐ Rescind a variance (Petition type RV)

OFFICE USE ONLY

Petition Number

14-TV-159

(OLD BUSINESS)

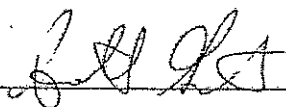
SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

This property had a very extensive list of repairs and modifications to complete. I have worked very closely with inspector Maria McCormick from H.A.N.D. Upon reinspection on 1/7/2014, 3 minor issues were noted as still needing to be addressed. These have been discussed with Inspector McCormick. Extension is requested for possible weather related repairs on sidewalks and windows.

I am respectfully requesting an extension to complete these repairs.

Signature (required):



Name (please print): Scott Gilbert

Date: 1/8/2015

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

JAN 09 2015

Remaining Violations Report
Re-inspected 01/07/2015

797

OWNERS

=====

Abbey Road Llc
1212 Cavell Ave
Highland Park, IL 60035

AGENT

=====

Clark, Tim
1280 Short St.
Bloomington, IN 47401

Prop. Location: 305 E 11th ST
Units/Bedrooms/Max # of Occupants: 1/2/3
Date Inspected: 07/17/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Number of Units/Structures: 1/1

Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: Garage

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Living Room 19-0 x 16-0:

See basement violation.

Jack & Jill Bathroom:

This bathroom was added with out a building permit being obtained. Provide documentation from the Monroe County Building Dept that all requirements have been met. BMC 16.01.060(f)

Basement --

The floor joists under the dining room and living room sections of the house have been replaced. There was not a building permit obtained prior to this work being completed. Provided documentation from the Monroe County Building Department all requirements have been met. BMC 16.01.060(f)

EXTERIOR:

Replace the missing and deteriorated (cracked and peeling) glazing compound on the windows. BMC 16.04.050(a)

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. For sidewalks in the public right of way, contact the City of Bloomington Engineering Department at 349-3417 to apply for the required permit. The fee will be waived but the permit must be obtained prior to work in the public right of way. BMC 16.04.040(c)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 18, 2015

Petition Type: An extension of time to secure a State egress window variance.

Petition Number: 14-TV-165 (old business)

Address: 2602 S. Rockport Rd.

Petitioner: American Homes 4 Rent

Inspector: Norman Mosier

Staff Report: April 15, 2014 – Conducted Cycle Inspection
June 26, 2014 – Sent Remaining Violations Report
September 7, 2014 – Start Legal
October 16, 2014 – Received BHQA Appeal
January 6, 2015 – Received BHQA appeal

The application to the Dept. of Homeland Security requesting an egress window variance was improperly submitted and returned to the petitioner. Petitioner is requesting another extension of time to resubmit the State egress window variance application.

Staff recommendation: Grant the request

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 18, 2015

Attachments: Cycle Report, Remaining Violations Report, BHQA Appeal, Petitioner's Letter



RECEIVED
JAN 06 2015

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 2602 S. ROCKPORT - 2262 SWEET BRIDGE

Petitioner's Name: AMERICAN HOMES 4 RENT

Address: AUGORA HILLS CALIFORNIA

City: AUGORA HILLS State: CA Zip Code: _____

Phone Number: _____ Email Address: _____

Property Owner's Name: AMERICAN HOMES 4 RENT

Address: _____

City: SAME State: CA Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- ☒ A) An extension of time to complete repairs (Petition type TV)
- ☐ B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- ☐ C) Relief from an administrative decision (Petition type AA)
- ☐ D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY

Petition Number

14-TV-165
(OLD BUSINESS)

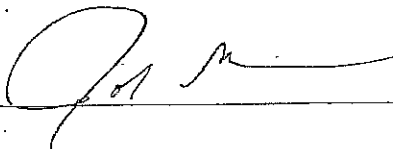
SEE REVERSE

NOV. 19, 2014

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request; the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

I AM REQUESTING AN EXTENSION OF TIME
TO SECURE THE STATE EGRESS VARIANCE

Signature (required):



Name (please print):

JOE MUELLER

Date:

1/6/2015

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.

JUN 26 2014



City of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATIONS REPORT

7078

OWNERS

American Homes 4 Rent
30601 Agoura Road Ste 200
Agoura Hills, CA 91301

AGENT

Stacey Haberman
5921 E. 86th St.
Indianapolis, IN 46250

Prop. Location: 2602 S Rockport RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 04/15/2014
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 2

Inspectors: Norman Mosier
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

The Monroe county Assessor's records indicate that this structure was built in 2005.
Minimum egress requirements for a single family dwelling built at the time of construction.
Openable area: 5.7 Sq. Ft.
Clear height: 22 inches
Clear width: 20 inches
Sill height: Not more than 44 inches above finished floor

GENERAL VIOLATION:

Repair all smoke detectors in this structure to be interconnected. BMC 16.04.060(b)

INTERIOR:

MAIN LEVEL

Living Room 12-10 x 14-5:

No violations noted.

Kitchen/Dining Room 15-10 x 10-9:

Install a cable clamp where the power supply enters the garbage disposal.

BMC 16.04.060(c)

1/2 Bath, Garage:

No violations noted.

2nd LEVEL

Stairway/Hallway, Laundry Closet, Attic, Hall Bath:

No violations noted.

NW Bedroom 10-9 x 9-8:

Install/replace batteries in smoke detectors so that they function as intended.

IC 22-11-18-3.5

SINGLE HUNG POP OUT

The emergency egress window does not meet the minimum requirements for a one and two family dwelling code built in 2005. The relevant code is the 2001 Indiana Residential Code, section: R310.1

Openable area required: 5.7 sq. ft.	Existing area: 5.59sq. ft.
Clear width required: 20 inches	Existing width: 31 inches
Clear height required: 22 inches	Existing height: 26 inches
Maximum sill height: 44 inches above finished floor	Existing sill: 25 inches above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

NE Bedroom 11-5 x 9-8, SE Bedroom 13 x 12-2: SINGLE HUNG POP OUT

The emergency egress window does not meet the minimum requirements for a one and two family dwelling code built in 2005. The relevant code is the 2001 Indiana Residential Code, section: R310.1

Openable area required: 5.7 sq. ft.	Existing area: 5.59sq. ft.
Clear width required: 20 inches	Existing width: 31 inches
Clear height required: 22 inches	Existing height: 26 inches
Maximum sill height: 44 inches above finished floor	Existing sill: 25 inches above finished floor

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Master Bedroom 13-9 x 13-3: SINGLE HUNG POP OUT

Install/replace batteries in smoke detectors so that they function as intended.
IC 22-11-18-3.5

The emergency egress window does not meet the minimum requirements for a one and two family dwelling code built in 2005. The relevant code is the 2001 Indiana Residential Code, section: R310.1

Openable area required: 5.7 sq. ft.	Existing area: 5.59sq. ft.
Clear width required: 20 inches	Existing width: 31 inches
Clear height required: 22 inches	Existing height: 26 inches
Maximum sill height: 44 inches above finished floor	Existing sill: 25 inches above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

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Master Bath:

No violations noted.

EXTERIOR:

Secure the sagging front porch ceiling. BMC 16.04.050(a)

Remove all of the dead limbs in the yard. BMC 16.04.050(a)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

7078

OWNERS

American Homes 4 Rent
30601 Agoura Road Ste 200
Agoura Hills, CA 91301

AGENT

Stacey Haberman
5921 E. 86th St.
Indianapolis, IN 46250

Prop. Location: 2602 S Rockport RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 04/15/2014
Primary Heat Source: Gas
Property Zoning: RS

Inspectors: Norman Mosier
Foundation Type: Crawl Space
Attic Access: Yes

Number of Stories: 2

Accessory Structure: None

The Monroe county Assessor's records indicate that this structure was built in 2005.
Minimum egress requirements for a single family dwelling built at the time of construction.
Openable area: 5.7 Sq. Ft.
Clear height: 22 inches
Clear width: 20 inches
Sill height: Not more than 44 inches above finished floor

GENERAL VIOLATION:

Repair all smoke detectors in this structure to be interconnected. BMC 16.04.060(b)

INTERIOR:

MAIN LEVEL

Living Room 12-10 x 14-5:

No violations noted.

Kitchen/Dining Room 15-10 x 10-9:

Install a cable clamp where the power supply enters the garbage disposal.
BMC 16.04.060(c)

1/2 Bath, Garage:

No violations noted.

2nd LEVEL

Stairway/Hallway, Laundry Closet, Attic, Hall Bath:

No violations noted.

NW Bedroom 10-9 x 9-8:

Install/replace batteries in smoke detectors so that they function as intended.
IC 22-11-18-3.5

SINGLE HUNG POP OUT

The emergency egress window does not meet the minimum requirements for a one and two family dwelling code built in 2005. The relevant code is the 2001 Indiana Residential Code, section: R310.1

Openable area required: 5.7 sq. ft.	Existing area: 5.59sq. ft.
Clear width required: 20 inches	Existing width: 31 inches
Clear height required: 22 inches	Existing height: 26 inches
Maximum sill height: 44 inches above finished floor	Existing sill: 25 inches above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

NE Bedroom 11-5 x 9-8, SE Bedroom 13 x 12-2: SINGLE HUNG POP OUT

The emergency egress window does not meet the minimum requirements for a one and two family dwelling code built in 2005. The relevant code is the 2001 Indiana Residential Code, section: R310.1

Openable area required: 5.7 sq. ft.	Existing area: 5.59sq. ft.
Clear width required: 20 inches	Existing width: 31 inches
Clear height required: 22 inches	Existing height: 26 inches
Maximum sill height: 44 inches above finished floor	Existing sill: 25 inches above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Master Bedroom 13-9 x 13-3: SINGLE HUNG POP OUT

Install/replace batteries in smoke detectors so that they function as intended.
IC 22-11-18-3.5

The emergency egress window does not meet the minimum requirements for a one and two family dwelling code built in 2005. The relevant code is the 2001 Indiana Residential Code, section: R310.1

Openable area required: 5.7 sq. ft.	Existing area: 5.59sq. ft.
Clear width required: 20 inches	Existing width: 31 inches
Clear height required: 22 inches	Existing height: 26 inches
Maximum sill height: 44 inches above finished floor	Existing sill: 25 inches above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Master Bath:

No violations noted.

EXTERIOR:

Secure the sagging front porch ceiling. BMC 16.04.050(a)

Remove all of the dead limbs in the yard. BMC 16.04.050(a)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 18, 2015

Petition Type: An extension of time to secure a State egress window variance.

Petition Number: 14-TV-173 (old business)

Address: 2262 S. Sweetbriar Ct.

Petitioner: American Homes 4 Rent

Inspector: Norman Mosier

Staff Report: April 15, 2014 – Conducted Cycle Inspection
June 27, 2014 – Sent Remaining Violations Report
September 7, 2014 – Start Legal
October 23, 2014 – Received BHQA Appeal
January 6, 2015 – Received BHQA Appeal (old business)

The application to the Dept. of Homeland Security requesting an egress window variance was improperly submitted and returned to the petitioner. Petitioner is requesting another extension of time to resubmit the State egress window variance application.

Staff recommendation: Grant the request.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 18, 2015

Attachments: Cycle Report, Remaining Violations Report, BHQA Appeal, Petitioner's Letter



RECEIVED
JAN 06 2015

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 2602 S. ROCKFORD - 2262 SWEET BRZR

Petitioner's Name: AMERICAN HOMES 4 RENT

Address: AUGORA HILLS CALIFORNIA

City: AUGORA HILLS State: CA Zip Code: _____

Phone Number: _____ Email Address: _____

Property Owner's Name: AMERICAN HOMES 4 RENT

Address: _____

City: SAME State: CA Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- ☒ A) An extension of time to complete repairs (Petition type TV)
- ☐ B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- ☐ C) Relief from an administrative decision (Petition type AA)
- ☐ D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY
Petition Number 14-TV-173
(OLD BUSINESS)


SEE REVERSE

Nov. 19, 2014

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

I AM REQUESTING AN EXTENSION OF TIME
TO SECURE THE STATE EGRESS VARIANCE

Signature (required):



Name (please print):

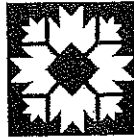
JOE MUELLER

Date:

1/6/2015

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.

JUN 27 2014



City of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATIONS REPORT

10346

OWNERS

American Homes 4 Rent
30601 Agoura Road Ste 200
Agoura Hills, CA 91301

AGENT

Stacey Haberman
5921 E. 86th St.
Indianapolis, IN 46250

Prop. Location: 2262 S Sweetbriar CT
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 04/15/2014
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 2

Inspectors: Norman Mosier
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 1997.
Minimum egress requirements for a single family dwelling built at the time of construction.
Openable area: 4.75 Sq. Ft.
Clear height: 24 inches
Clear width: 18 inches
Sill height: Not more than 44 inches above finished floor.

INTERIOR:

MAIN LEVEL

Living Room 17-5 x 16, ½ Bath:
No violations noted.

101

Kitchen/Dining Area: 16 x 9:

Repair/replace the damaged window screen door for the sliding glass door.
BMC 16.04.060(a)

Garage:

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm

BMC 16.01.060(f) and 16.04.060 (c)

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
 - Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
 - Double-wall vent connectors: 1" clearance for all combustibles
 - Draft hood: 6" clearance for all combustibles
- BMC 16.04.060(c)

2nd LEVEL

Stairway/Hallway:

No violations noted.

Hall Bath:

Repair the door to latch properly. BMC 16.04.060(a)

NE Bedroom 13-10 x 10-3:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1997. The relevant code is the 1990 Indiana Building Code, section: 210.2.

<u>Openable area required: 4.75 sq. ft.</u>	<u>Existing area: 4.41 sq. ft.</u>
<u>Clear width required: 18 inches</u>	<u>Existing width: 27 inches</u>
<u>Clear height required: 24 inches</u>	<u>Existing height: 23.5 inches</u>
<u>Maximum sill height: 44 inches above finished floor</u>	<u>Existing sill: 24 inches above finished floor</u>

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

NW Bedroom 12-4 x 9-6:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1997. The relevant code is the 1990 Indiana Building Code, section: 210.2.

<u>Openable area required: 4.75 sq. ft.</u>	<u>Existing area: 4.41sq. ft.</u>
<u>Clear width required: 18 inches</u>	<u>Existing width: 27 inches</u>
<u>Clear height required: 24 inches</u>	<u>Existing height: 23.5 inches</u>
<u>Maximum sill height: 44 inches above finished floor</u>	<u>Existing sill: 24 inches above finished floor</u>

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Laundry Room:

No violations noted.

Master Bedroom 17-9 x 17-3:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1997. The relevant code is the 1990 Indiana Building Code, section: 210.2.

<u>Openable area required: 4.75 sq. ft.</u>	<u>Existing area: 4.41sq. ft.</u>
<u>Clear width required: 18 inches</u>	<u>Existing width: 27 inches</u>
<u>Clear height required: 24 inches</u>	<u>Existing height: 23.5 inches</u>
<u>Maximum sill height: 44 inches above finished floor</u>	<u>Existing sill: 24 inches above finished floor</u>

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and*

Instructions. If you need any further clarification, the Commission can be reached at 317.233.5341.

Master Bath:

Repair the right side sink drain to function as intended, slow. BMC 16.04.060(b)

Closet, Attic:

No violations noted.

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector **within 60 days of the date of the inspection** or a \$25.00 fine will be levied. BMC 16.03.060(c) and BMC 16.10.030(b)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

10346

OWNERS

American Homes 4 Rent
30601 Agoura Road Ste 200
Agoura Hills, CA 91301

AGENT

Stacey Haberman
5921 E. 86th St.
Indianapolis, IN 46250

Prop. Location: 2262 S Sweetbriar CT
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 04/15/2014
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 2

Inspectors: Norman Mosier
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 1997.
Minimum egress requirements for a single family dwelling built at the time of construction.
Openable area: 4.75 Sq. Ft.
Clear height: 24 inches
Clear width: 18 inches
Sill height: Not more than 44 inches above finished floor.

INTERIOR:

MAIN LEVEL

Living Room 17-5 x 16, ½ Bath:
No violations noted.

Kitchen/Dining Area: 16 x 9:

Repair/replace the damaged window screen door for the sliding glass door.
BMC 16.04.060(a)

Garage:

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm
BMC 16.01.060(f) and 16.04.060 (c)	

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
 - Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
 - Double-wall vent connectors: 1" clearance for all combustibles
 - Draft hood: 6" clearance for all combustibles
- BMC 16.04.060(c)

2nd LEVEL

Stairway/Hallway:

No violations noted.

Hall Bath:

Repair the door to latch properly. BMC 16.04.060(a)

NE Bedroom 13-10 x 10-3:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1997. The relevant code is the 1990 Indiana Building Code, section: 210.2.

<u>Openable area required: 4.75 sq. ft.</u>	<u>Existing area: 4.41sq. ft.</u>
<u>Clear width required: 18 inches</u>	<u>Existing width: 27 inches</u>
<u>Clear height required: 24 inches</u>	<u>Existing height: 23.5 inches</u>
<u>Maximum sill height: 44 inches above finished floor</u>	<u>Existing sill: 24 inches above finished floor</u>

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

NW Bedroom 12-4 x 9-6:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1997. The relevant code is the 1990 Indiana Building Code, section: 210.2.

<u>Openable area required: 4.75 sq. ft.</u>	<u>Existing area: 4.41 sq. ft.</u>
<u>Clear width required: 18 inches</u>	<u>Existing width: 27 inches</u>
<u>Clear height required: 24 inches</u>	<u>Existing height: 23.5 inches</u>
<u>Maximum sill height: 44 inches above finished floor</u>	<u>Existing sill: 24 inches above finished floor</u>

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Laundry Room:

No violations noted.

Master Bedroom 17-9 x 17-3:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1997. The relevant code is the 1990 Indiana Building Code, section: 210.2.

<u>Openable area required: 4.75 sq. ft.</u>	<u>Existing area: 4.41 sq. ft.</u>
<u>Clear width required: 18 inches</u>	<u>Existing width: 27 inches</u>
<u>Clear height required: 24 inches</u>	<u>Existing height: 23.5 inches</u>
<u>Maximum sill height: 44 inches above finished floor</u>	<u>Existing sill: 24 inches above finished floor</u>

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.04.020 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Master Bath:

Repair the right side sink drain to function as intended, slow. BMC 16.04.060(b)

Closet, Attic:

No violations noted.

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector **within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.060(e) and BMC 16.10.030(b)**

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 18, 2015

Petition Type: An extension of time to complete the repairs.

Petition Number: 14-TV-177 (Old Business)

Address: 422 E. 11th St.

Petitioner: Choice Realty & Mgmt.

Inspector: Mosier/Wills

Staff Report: May 20, 2014 - Conducted Cycle Inspection
August 6, 2014 - Sent Remaining Violations Report
August 29, 2014 - Petitioner Scheduled Re-inspection
October 21, 2014 - Conducted Re-inspection
October 28, 2014 - Received BHQA Appeal
December 23, 2014 - Conducted BHQA Re-inspection, smoke detectors.
January 16, 2015 - Received BHQA Appeal (Old Business)

It was noted during the cycle inspection that the windows and the sliding glass doors are failing and need to be replaced. The windows are not weather tight and the sliding glass doors do not latch/lock as intended. Petitioner is requesting an extension of time to complete the repairs as the tenants move out and the unit becomes vacant.

Staff recommendation: Grant the request.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: December 31, 2015

Attachments: Cycle Report, Remaining Violations Report, BHQA Appeal, Petitioner's Letter

43
for

JAN 18 2015

BY: _____



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 422 E. 11th St.
Petitioner's Name: Choice Realty + Management
Address: 1715 S. Walnut St.
City: Bloomington State: IN Zip Code: 47401
Phone Number: 812-331-7353 Email Address: dew@caelchrisrea
Property Owner's Name: PPIUSA
Address: 333 Skokie Blvd. Suite 113
City: Northbrook State: IL Zip Code: 60062
Phone Number: 847-714-1601 Email Address: bip@pina-properties.com
Occupants: 18 units

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- ☒ A) An extension of time to complete repairs (Petition type TV)
- ☐ B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- ☐ C) Relief from an administrative decision (Petition type AA)
- ☐ D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY

Petition Number 14-TV-177

(OLD BUSINESS)

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance and any modifications and/or alterations you are suggesting.

all windows are currently in process of being replaced at the property. The slider doors are in process of being replaced at the vacant as soon as well. Occupants will need an extension of time for those up to August for turnover & move outs as they will be under when they become vacant.

Request for extension from May to end of year for the occupant units to be complete this project.

Signature (required):

Dene Dison

Name (please print):

Dene Dison

Date:

1-12-15

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: December 17, 2014

Petition Type: An extension of time to complete repairs.

Petition Number: 14-TV-177

Address: 422 E. 11th St.

Petitioner: Choice Realty & Mgmt.

Inspector: Mosier/Wills

Staff Report: May 20, 2014 – Conducted Cycle Inspection
August 6, 2014 – Sent Remaining Violations Report
August 29, 2014 – Petitioner Scheduled Re-inspection
October 21, 2014 – Conducted Re-inspection
October 28, 2014 – Received BHQA Appeal

Staff recommendation: Grant the request.

It was noted during the cycle inspection that the windows and the sliding glass doors are failing and need to be replaced. Windows are not weather tight and do not function properly. Sliding glass doors have locks that are failing and do not latch properly. Petitioner is requesting an extension of time to complete the repairs to the windows and sliding glass doors in the vacant units and as the tenants move out.

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: January 17, 2015 – For repair of the door locks on sliding glass doors.
May 17, 2015 – For all other violations.

Attachments: Cycle Report, Remaining Violations Report, BHQA Appeal, Petitioner's Letter

*Approved -
Add SD to
1/17 deadline*



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 422 E. 11th St. Bloomington IN

Petitioner's Name: Choice Realty + Management

Address: 1715 S. Walnut St.

City: Bloomington State: IN Zip Code: 47401

Phone Number: _____ Email Address: _____

Property Owner's Name: Prime Multi Campus / PPP IUS H

Address: 333 Skokie Blvd Suite 113

City: Northbrook State: IL Zip Code: 60062

Phone Number: 847-714-1601 Email Address: bjg@primepropertyinvestors.com

Occupants: 18 units

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- ☒ A) An extension of time to complete repairs (Petition type TV)
- ☐ B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- ☐ C) Relief from an administrative decision (Petition type AA)
- ☐ D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY

Petition Number 19-TV-177

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

We are requesting an extension for the work that needs done to replace windows at the building, along with replacing the sliding doors. This will be a project based on weather and for the sliding doors availability to do the work in unoccupied units. Current vacant units to replace sliding doors are 5. We would like a 6 mo. or 12 mo. ext. request for this work to get underway.

Signature (required): Dena Dobson

Name (please print): Dena Dobson Date: 10-24-14

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

OCT 23 2014

REMAINING VIOLATIONS REPORT

3018

OWNERS

Gaffen, Barbara
333 Skokie Blvd Suite 113
Northbrook, IL 60062

AGENT

Choice Realty & Management C/O Dena Dobson
1715 S. Walnut Street
Bloomington, IN 47401

Prop. Location: 422 E 11th ST
Number of Units/Structures: 18/2
Units/Bedrooms/Max # of Occupants: Bld 1: 9/2/5, Bld 2: 9/2/5

Date Inspected: 05/20/2014
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspectors: Norman Mosier
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR

General Statements:

Repair the windows to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit # 1

Main Level

Kitchen

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Upper Level

Front Bedroom:

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Unit # 2

Main Level

1/2 Bathroom

C Clean and service the exhaust fan so that it functions as intended, loud. BMC 16.04.060(c)

Unit # 4

Main Level

Kitchen

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Upper Level

Hallway

C Replace the smoke detector to function as intended. IC22-11-18-3.5

Unit # 6

Upper Level

Front Bedroom

C Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Unit # 8

Main Level

Living Room

Replace the cracked/broken window pane. BMC 16.04.060(b)

Replacig
all windows
- BHQA

Upper Level

Bathroom

C Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit # 9

Main Level

Kitchen

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Replace/ repair damaged door screen to function as intended. BMC 16.04.060(a)

Unit # 10

Main Level

Kitchen

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Replace / repair damaged door screen to function as intended. BMC 16.04.060(a)

Unit # 11

Main Level

Hallway

C Repair the broken stair tread on the stairway. BMC 16.04.060(b)

Unit # 12

Main Level

Living Room

C Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster.
Repair the east wall behind the entry door. BMC 16.04.060(a)

1/2 Bathroom

C Repair the hole in the door or replace the door. BMC 16.04.060(a)

Kitchen

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Unit # 18

Main Level

Living Room

BHA A *Replacing*
Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Upper Level

Bathroom

C Repair sink drain to function as intended. BMC 16.04.060(b)

C Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

EXTERIOR

C Properly repair or replace damaged or deteriorated siding on the southwest corner of the west building in a manner that leaves the structure weather tight and excludes the entrance of rodents. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

C Properly repair or replace damaged or deteriorated siding (corner trim at entryway) on the east building adjacent to Unit # 9, Unit # 6 and Unit # 1 in a manner that leaves the structure weather tight and excludes the entrance of rodents. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



City of Bloomington
Housing and Neighborhood Development

AUG 12 2014

Remaining Violation Report

3018

OWNERS

Gaffen, Barbara
333 Skokie Blvd Suite 113
Northbrook, IL 60062

AGENT

Choice Realty & Management C/O Lori Abram
1715 S. Walnut Street
Bloomington, IN 47401
Prop. Location: 422 E 11th ST
Number of Units/Structures: 18/2
Units/Bedrooms/Max # of Occupants: Bld 1: 9/2/5, Bld 2: 9/2/5

Date Inspected: 05/20/2014
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspectors: Norman Mosier, Dee Wills
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.03.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR

General Statements:

- C Secure all deck handrails so they are capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)
- C Properly repair all deck floors. This includes but is not limited to replacing or repairing damaged or deteriorated, decking and structural members. BMC 16.04.050(a)
- N C Repair the windows to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit # 1

Main Level

Kitchen

- N C Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)
- C Properly repair the screen door so that it functions as intended. BMC 16.04.060(a)

Upper Level

Front Bedroom

- C Repair or replace closet doors so they function as intended. BMC 16.04.060(a)
- N C Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Back Bedroom

- C Repair or replace closet doors so they function as intended. BMC 16.04.060(a)
- C Repair the entry door to remain open and to function as intended. BMC 16.04.060(a)

Unit # 2

Main Level

Hallway

- C Replace the missing smoke detector. IC22-11-18-3.5

1/2 Bathroom

working But Very Loud
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Kitchen

Replace the missing outlet cover plate adjacent to the stove. BMC 16.04.060(a)

Properly place refrigerator and return power so that it may function as intended. BMC 16.04.060(c)

Upper Level

Hallway

Replace the missing smoke detector. IC22-11-18-3.5

Unit # 3

Upper Level

Front Bedroom

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Back Bedroom

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Unit # 4

Main Level

1/2 Bathroom

Replace the broken faucet knob. BMC 16.04.060(a)

Hallway

Replace the missing smoke detector. IC22-11-18-3.5

Kitchen

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. BMC16.04.020(a)(5); 2009 IEC Article 406(D)(3)

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Upper Level

Back Bedroom

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Hallway

Replaced BUT DOESN'T WORK
Replace the missing smoke detector. IC22-11-18-3.5

Front Bedroom

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Unit # 6

Main Level

Kitchen

C Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

C Adjust the lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Upper Level

Front Bedroom

C ~~plc~~ Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Unit # 7

Upper Level

Back Bedroom

CAH Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Bathroom

C Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit # 8

Main Level

Living Room

C Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

BHA ~~NC~~ Replace the cracked/broken window pane. BMC 16.04.060(b)

1/2 Bathroom

C Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Upper Level

Front Bedroom

C Replace damaged or torn window screen. BMC 16.04.060(a)

Bathroom

C ~~plc~~ Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Back Bedroom

C Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Unit # 9

Main Level

Hallway

- C Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

1/2 Bathroom

- C Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(b)
- C Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)
- C Replace the broken electrical outlet. BMC 16.04.060(b)

Kitchen

- NC Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)
- NC Replace/ repair damaged door screen to function as intended. BMC 16.04.060(a)

Unit # 10

Main Level

Kitchen

- NC Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)
- NC Replace / repair damaged door screen to function as intended. BMC 16.04.060(a)

Upper Level

Back Bedroom

- C Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Unit # 11

Main Level

Furnace Closet

- C Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Hallway

- C Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

- C Repair the broken stair tread on the stairway. BMC 16.04.060(b)

Upper Level

Bathroom

- C Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Front Bedroom

C Properly install the backset so that the door will latch closed. BMC 16.04.060(a)

Back Bedroom

C Repair / replace the damaged door jamb and latch so that it may function as intended. BMC 16.04.060(a)

Unit # 12

Main Level

Living Room

C, H Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Repair the east wall behind the entry door. BMC 16.04.060(a)

Hallway

C Replace the missing smoke detector. IC22-11-18-3.5

1/2 Bathroom

C, H Repair the hole in the door or replace the door. BMC 16.04.060(a)

Kitchen

NC Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Upper Level

Hallway

C Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Unit # 13

Upper Level

Bathroom

C Properly repair the door to latch. BMC 16.04.060(a)

Unit # 14

Main Level

Hallway

C Replace the missing smoke detector. IC22-11-18-3.5

Upper Level

Hallway

C Replace the missing smoke detector. IC22-11-18-3.5

Bathroom

C Clean, service and repair the exhaust fan. BMC 16.04.060(c)

Unit # 15

Main Level

Living Room

- C Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Kitchen

- C Repair/replace the damaged sliding glass door handle. BMC 16.04.060(a)

Upper Level

Hallway

- C Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Bathroom

- C Repair sink drain to function as intended. BMC 16.04.060(b)

Unit # 16

Main Level

½ Bathroom

- C Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Kitchen

- C Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

Upper Level

Bathroom

- C Secure toilet to its mountings. BMC 16.04.060(c)
- C Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit # 17

Main Level

Living Room

- C Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit # 18

Main Level

Living Room

- C Properly secure the loose electrical receptacle. BMC 16.04.060(b)
- C Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

NC Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Kitchen

C Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Upper Level

Bathroom

C NC Repair sink drain to function as intended. BMC 16.04.060(b)

C NC Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Garage

Laundry Room

C Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

EXTERIOR

C NC Properly repair or replace damaged or deteriorated siding on the southwest corner of the west building in a manner that leaves the structure weather tight and excludes the entrance of rodents. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

C Repair/replace the damaged dryer vent covers on the west side of the west building. BMC 16.04.050(a)

NC C Properly repair or replace damaged or deteriorated siding on the east building adjacent to Unit # 9, Unit # 6 and Unit # 1 in a manner that leaves the structure weather tight and excludes the entrance of rodents. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

Other requirements

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



City of Bloomington
Housing and Neighborhood Development

Cycle Report

3018

OWNERS

Gaffen, Barbara
333 Skokie Blvd Suite 113
Northbrook, IL 60062

AGENT

Choice Realty & Management C/O Lori Abram
1715 S. Walnut Street
Bloomington, IN 47401

Prop. Location: 422 E 11th ST
Number of Units/Structures: 18/2
Units/Bedrooms/Max # of Occupants: Bld 1: 9/2/5, Bld 2: 9/2/5

Date Inspected: 05/20/2014
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspectors: Dee Wills
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1972.
There were no requirements for emergency egress at the time of construction.

Typical Unit

Main Level- Living Room (12-6 x 12-6), Half Bath, Furnace Closet, Kitchen(measure at re-inspection)

Upper Level- Front Bedroom (10-0 x 12-0), Bathroom, Rear Bedroom (10-0 x 12-0)

Front Bedroom - All Units

Existing Egress Window Measurements:

Height: 28.50 inches

Width: 24 inches

Sill Height: 50 inches

Openable Area: 4.46 sq. ft.

Note: These measurements are for reference only. There is no violations of the Emergency egress requirements.

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced to a window with lower sills to aid in emergency escape. BMC-16.04.020

Rear Bedrooms

Units: 1, 3, 4, 6, 7, 9, 10, 12, 13, 15, 16, 18

Sliding Glass Door to meet egress requirements.

Units: 2, 5, 8, 11, 14, 17

Existing Egress Window Measurements:

Height: 28.50 inches

Width: 24 inches

Sill Height: 50 inches

Openable Area: 4.76 sq. ft.

INTERIOR

General Statements:

C Secure all deck handrails so they are capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

C Properly repair all deck floors. This includes but is not limited to replacing or repairing damaged or deteriorated, decking and structural members. BMC 16.04.060(a)

Repair the windows to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit # 1

Main Level

Kitchen

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Properly repair the screen door so that it functions as intended. BMC 16.04.060(a)

Upper Level

Front Bedroom

C Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

Back Bedroom

C Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

C Repair the entry door to remain open and to function as intended. BMC 16.04.060(a)

Unit # 2

Main Level

Hallway

C Replace the missing smoke detector. IC22-11-18-3.5

½ Bathroom

C Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Kitchen

C Replace the missing outlet cover plate adjacent to the stove. BMC 16.04.060(a)

C Properly place refrigerator and return power so that it may function as intended. BMC 16.04.060(c)

Upper Level

Hallway

C Replace the missing smoke detector. IC22-11-18-3.5

Unit # 3

Upper Level

Front Bedroom

C Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Back Bedroom

C Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Unit # 4

Main Level

½ Bathroom

C Replace the broken faucet knob. BMC 16.04.060(a)

Hallway

C Replace the missing smoke detector. IC22-11-18-3.5

Kitchen

C Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. BMC16.04.020(a)(5); 2009 IEC Article 406(D)(3)

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Upper Level

Back Bedroom

C Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Hallway

C Replace the missing smoke detector. IC22-11-18-3.5

Front Bedroom

C Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Unit # 6

Main Level

Kitchen

C Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

C Adjust the lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Upper Level

Front Bedroom

C Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Unit # 7

Upper Level

Back Bedroom

C Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Bathroom

C Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit # 8

Main Level

Living Room

Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

Replace the cracked/broken window pane. BMC 16.04.060(b)

½ Bathroom

C Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Upper Level

Front Bedroom

C Replace damaged or torn window screen. BMC 16.04.060(a)

Bathroom

C Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Back Bedroom

C Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Unit # 9

Main Level

Hallway

C Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

½ Bathroom

C Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(b)

C Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

C Replace the broken electrical outlet. BMC 16.04.060(b)

Kitchen

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Replace/ repair damaged door screen to function as intended. BMC 16.04.060(a)

Unit # 10

Main Level

Kitchen

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Replace / repair damaged door screen to function as intended. BMC 16.04.060(a)

Upper Level

Back Bedroom

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Unit # 11

Main Level

Furnace Closet

C Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Hallway

C Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

C Repair the broken stair tread on the stairway. BMC 16.04.060(b)

Upper Level

Bathroom

C Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Front Bedroom

C Properly install the backset so that the door will latch closed. BMC 16.04.060(a)

Back Bedroom

C Repair / replace the damaged door jamb and latch so that it may function as intended. BMC 16.04.060(a)

Unit # 12

Main Level

Living Room

C Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. Repair the east wall behind the entry door. BMC 16.04.060(a)

Hallway

C Replace the missing smoke detector. IC22-11-18-3.5

½ Bathroom

C Repair the hole in the door or replace the door. BMC 16.04.060(a)

Kitchen

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Upper Level

Hallway

C Repair or replace existing smoke detector in a manner so that it functions as intended. IC

22-11-18-3.5

Unit # 13

Upper Level

Bathroom

C Properly repair the door to latch. BMC 16.04.060(a)

Unit # 14

Main Level

Hallway

C Replace the missing smoke detector. IC22-11-18-3.5

Upper Level

Hallway

C Replace the missing smoke detector. IC22-11-18-3.5

Bathroom

C Clean, service and repair the exhaust fan. BMC 16.04.060(c)

Unit # 15

Main Level

Living Room

C Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Kitchen

C Repair/replace the damaged sliding glass door handle. BMC 16.04.060(a)

Upper Level

Hallway

C Repair or replace existing smoke detector in a manner so that it functions as intended. IC
22-11-18-3.5

Bathroom

C Repair sink drain to function as intended. BMC 16.04.060(b)

Unit # 16

Main Level

½ Bathroom

C Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Kitchen

C Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

Upper Level

Bathroom

C Secure toilet to its mountings. BMC 16.04.060(c)

C Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit # 17

Main Level

Living Room

C Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit # 18

Main Level

Living Room

C Properly secure the loose electrical receptacle. BMC 16.04.060(b)

C Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Kitchen

C Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Upper Level

Bathroom

C Repair sink drain to function as intended. BMC 16.04.060(b)

C Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Garage

Laundry Room

C Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

EXTERIOR

C Properly repair or replace damaged or deteriorated siding on the southwest corner of the west building in a manner that leaves the structure weather tight and excludes the entrance

of rodents. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

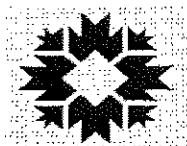
Repair/ replace the damaged dryer vent covers on the west side of the west building. BMC 16.04.050(a)

Properly repair or replace damaged or deteriorated siding on the east building adjacent to Unit # 9, Unit # 6 and Unit # 1 in a manner that leaves the structure weather tight and excludes the entrance of rodents. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

Other requirements

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-002(old)

Address: 508 N. Washington St.

Petitioner: Cheryl Underwood

Inspector: Maria McCormick

Staff Report:	13 January 2012	Cycle Inspection
	18 January 2012	Sent Cycle Report
	01 February 2012	Tenant scheduled structural complaint
	06 February 2012	Tenant re-scheduled structural complaint
	17 February 2012	Sent Complaint Inspection Report
	20 February 2012	Received Appeal regarding complaint
	09 March 2012	Received Appeal regarding ceiling height and window sizes
	21 March 2012	BHQA denied extension of time for structural repair
	04 April 2012	Re-inspection scheduled
	18 April 2012	BHQA grants extension of time to get State Variance for window sizes
	15 June 2012	Sent Remaining Violations Report
	10 July 2012	Owner scheduled BHQA re-inspection
	07 August 2012	Sent Remaining Violations Report. Property vacant
	11 September 2012	Property is occupied
	28 September 2012	Received State variance
	06 December 2012	Get update from Planning regarding use of property
	02 April 2013	Walk-thru with Planning and Legal
	29 May 2013	Letter from Planning regarding property use
	11 June 2013	Received Complaint regarding dead tree
	17 June 2013	Received letter from Owner's Atty Re: Planning Issue
	02 July 2013	Received Appeal regarding dead tree
	12 July 2013	Exterior Painting from 13 January 2012 Cycle not complete

21 August 2013	BHQA granted extension to remove tree
09 September 2013	Update to Legal
10 September 2013	Sent report Exterior painting still not complete
16 October 2013	BHQA granted extension for removal of tree
28 October 2013	Update with Legal
11 November 2013	Update with Legal
17 December 2014	Planning issue resolved for use and occupant load
18 December 2013	Sent report Exterior painting still not complete
23 April 2014	Tree has been removed
17 July 2014	Sent report Exterior painting still not complete
07 August 2014	Start Legal for exterior
28 October 2014	Update with Legal
21 November 2014	Received Appeal for exterior painting
21 January 2015	BHQA request for extension tabled by the board at petitioner's request

The petitioner is requesting an extension of time to complete exterior painting on the property. Exterior painting was noted on the Cycle Inspection Report dated 13 January 2012.

Staff recommendation: Grant the extension of time

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 May 2015

Attachments: Application, Exterior Extension Reminder Report



RECEIVED
NOV 21 2014

Application for Appeal
To The BY: _____

Board of Housing Quality Appeals

P.O. Box 100

Bloomington, IN 47402

812-349-3420

hand@bloomington.in.gov

Property Address: 508 N Washington St.

Petitioner's Name: Cheryl Underwood

Address: 825 N Walnut St, Ste A

City: Bloomington State: IN Zip Code: 47404

Phone Number: 334 0094 Email Address: cunderwoodhometinder.org

Property Owner's Name: Same

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: 9

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

☒ A) An extension of time to complete repairs (Petition type TV)

☐ B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)

☐ C) Relief from an administrative decision (Petition type AA)

☐ D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY

Petition Number 15-TV-02

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request; the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

The City of Bloomington decided to change the classification of this building and had many meetings and writings and attorneys involved. I will provide details at the hearing. I heard nothing from them for several months after the change even though I had inquired several times. Then on Oct 31, '14 I receive a letter giving me 3 weeks to paint this house (Nov 21, '14) or be sued. It is impossible to paint in cold weather and this whole situation is a set-up and I will gladly provide all details at the hearing. My attorney, Rob McCrea, who has participated every step of the way in all this will be present. I would like as many *

Signature (required):

Cheryl L. Underwood

Name (please print):

Cheryl L Underwood

Date:

11 21 14

* people as possible to hear this story and will have an outline of all the events

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.

to give to all present.

JUL 18 2014



City of Bloomington
Housing and Neighborhood Development

Exterior Extension Reminder Report

2283

OWNERS

Underwood, Cheryl
825 N. Walnut Street, Suite A
Bloomington, IN 47404

Prop. Location: 508 N Washington ST

Units/Bedrooms/Max # of Occupants per sleeping room: 1/9/1

Date Inspected: 02/13/2012

Primary Heat Source: Gas

Property Zoning: RM

Number of Stories: 3

Number of Units/Structures: 1/1

Inspectors: Maria McCormick

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: Garage

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expired on 01/13/2013.

If you have made all of the repairs on this report, contact our office immediately to schedule the required drive-by re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.10.030 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

EXTERIOR:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC
16.04.050(e) (This item only has a compliance deadline of 01/13/2013)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition to Rescind Variance**

Meeting Date: February 18, 2015

Petition Type: Rescind a variance

Petition Number: 15-RV-06

Address: 430 E. Kirkwood Ave.

Petitioner: HAND

Inspector: Matt Swinney

Staff Report: October 30, 2015 Cycle Inspection
 December 01, 2014 Received appeal
 January 21, 2015 Appeal tabled
 January 26, 2015 Sent owner letter explaining rescission

This property was previously granted a variance to the minimum ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum ceiling height requirement and the Building Code in place at the time of construction did not address minimum ceiling height; therefore we are asking the Board to rescind this variance. The structure was built in 1980.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 18 February 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-013

Address: 812 E. 8th St.

Petitioner: Cheryl Underwood

Inspector: Michael Arnold

Staff Report:

11 June 2014	Cycle Inspection
03 July 2014	Sent Inspection Report
08 August 2014	Reinspection scheduled for 24 October 2014
24 October 2014	No show for Reinspection
24 October 2014	Left message to schedule reinspection
19 November 2014	Left message to schedule reinspection
20 November 2014	Sent Remaining Violations Report
25 November 2014	call from Judy for update on file
04 December 2014	Request for extension of time
23 January 2015	Tabled By the Board
28 January 2015	Reinspection for Smoke Detector issue

Cycle inspection was completed and sent by 03 July 2014. On 24 October 2014, arrived for reinspection at 3:28pm – no answer. At 3:45pm knocked again and tenant was unaware of the inspection and not comfortable with allowing access for the reinspection. Jacob left message for owner to re-schedule reinspection (unclear which owner was called). Sent RV report then heard from Judy Fulford. Received request for an extension of time to complete repairs. Petitioner requested the issue be table at January meeting because attorney was not available. Smoke detector in compliance on 28 January 2015.

Staff recommendation: Grant the extension of time

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City

of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 01 May 2015 All other items

Attachments: Application, Cycle inspection



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

RECEIVED
DEC 04 2014

Property Address: 812 E 8th St.

Petitioner's Name: Cheryl Underwood

Address: 825 N Walnut St, Ste A

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812 334 0094 Email Address: cunderwoodhometinder.org

Property Owner's Name: Cheryl Underwood / Judy Ford (and

Address: _____
City: _____ State: _____ Zip Code: _____
Formerly
KK Kinney

Phone Number: _____ Email Address: _____

Occupants: three tenants

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

☒ A) An extension of time to complete repairs (Petition type TV)

☐ B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)

☐ C) Relief from an administrative decision (Petition type AA)

☐ D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY

Petition Number 15-TV-13

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request; the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Mr. Kinney became increasingly ill in the fall and has since died two weeks ago. All interior repairs were done immediately after the first inspection by General Repair Service, Inc. They called HAND and made the appt for the re-inspection. Circumstances have changed due to various reasons and it is now too late in the season to do exterior painting of one section of the soffit. The only other violation remaining is tree trimming. I would like an extension of time to complete these exterior repairs during weather conducive to doing so. I am not opposed to an interior reinspection prior to then.

Signature (required):

Cheryl L Underwood

Name (please print):

Cheryl L Underwood

Date:

12/4/14

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



City of Bloomington
Housing and Neighborhood Development

NOV 20 2014

Remaining Violation Report

2688

OWNERS

=====

Kinney, Kenneth K.
508 E. 8th St
Bloomington, IN 47408

Underwood, Cheryl
825 N. Walnut Street, Suite A
Bloomington, IN 47404

AGENT

=====

Underwood, Cheryl
825 N. Walnut Street, Suite A
Bloomington, IN 47404

Prop. Location: 812 E 8th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/5

Date Inspected: 06/11/2014
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1

Inspectors: Mike Arnold
Foundation Type: Basement
Attic Access: N/A
Accessory Structure:

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

Interior:

Basement:

Repair windows to latch securely. BMC 16.04.060(b) (Check all at reinspection).

Main Level:

Living Room (19-6 x 12-3), Kitchen, ½ bathroom:

Bathroom:

Replace the broke stool seat. BMC 16.04.060(a)

Screened Porch:

Not accessible. Check at reinspection

NW Bedroom (11-0 x 11-0):

Provide operating power to smoke detector. IC 22-11-18-3.5

SE Bedroom (13-7 x 7-2):

This room has a door to the exterior. Rearrange furniture in a manner that does not block or hinder access to emergency egress door. BMC 16.04.020 and BMC 16.04.060(b)

Exterior:

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e)

Repair the damage to the soffit on the south wall-east end. BMC 16.04.050(a)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-22

Address: 408 S. Mitchell Street

Petitioner: Salman Alani

Inspector: Jo Stong

Staff Report: December 8, 2014: Received complaint
December 10, 2014: Conducted complaint inspection
December 12, 2014: Mailed report
December 19, 2014: Received appeal

A complaint inspection regarding mold was conducted at this property. The petitioner is requesting an extension of time to make repairs, notably venting the dryer through a wall.

Staff recommendation: Grant the extension of time

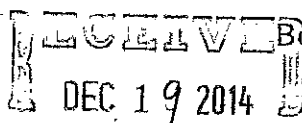
Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: March 4, 2015

Attachments: Complaint inspection report, appeal



Application for Appeal
To The



Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

BY: _____ hand@bloomington.in.gov

Property Address: 468 South Mitchell

Petitioner's Name: SALMAN ALANI

Address: 4624 Meadowbrook Dr

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-3238243 Email Address: _____

Property Owner's Name: SALMAN ALANI

Address: 4624 Meadowbrook Dr

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-3238243 Email Address: _____

Occupants: Kathy Byrne

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- ☒ A) An extension of time to complete repairs (Petition type TV)
- ☐ B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- ☐ C) Relief from an administrative decision (Petition type AA)
- ☐ D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY

Petition Number 15-TV-22

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request; the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

The Contractor who usually do the
work for me is Sick. He just
had an operation. He is still at Bloomington Hospital.
His name is:
Greg Chambers

Phone number is:
~~812-508~~ 812-508 1016

Signature (required):

Salman Alani

Name (please print):

SALMAN ALANI

Date: 12-19-2014

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



**City of Bloomington
Housing and Neighborhood Development**

Complaint Inspection Report

3612

OWNERS

Alani, Salman H.
424 S. Meadowbrook Ave.
Bloomington, IN 47401

TENANT

Natalie Nguyen
408 S. Mitchell Street
Bloomington, IN 47401

Prop. Location: 408 S Mitchell ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/3

Date Inspected: 12/10/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

Inspector: Jo Stong
Foundation Type: Basement & Crawl Space
Attic Access: Yes
Accessory Structure: None

The following items are the result of a complaint inspection conducted on **December 10, 2014**. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines of up to \$100.00/day. If you have questions regarding this report, please contact this office at 349-3420.

INTERIOR:

General Violation:

Repair all windows to open and to function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Northeast Bedroom:

Closet room: Remove the mold on the west wall. BMC 16.04.060(a)

Note: It appears that the chimney has been leaking into the closet in this room, and into the closet itself.

BASEMENT

Ensure that the sump pump is functioning as intended. BMC 16.04.060(c)

Ensure that the dryer is vented properly to the exterior. BMC 16.04.060(c)

Remove all mold on walls. BMC 16.04.060(a)

EXTERIOR:

Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)

Properly modify downspouts so that rain water is directed away from the structure. BMC 16.04.040(b)

Properly install step-flashing on the chimney to exclude the entry of water. BMC 16.04.050(a)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-23

Address: 609 E. University Street

Petitioner: Choice Realty & Management

Inspector: Maria McCormick

Staff Report: August 28, 2014 Completed Cycle inspection
November 12, 2014 Re-inspection scheduled for 01/05/2015
December 19, 2014 Received BHQA application for extension
January 5, 2015 Completed re-inspection

During the cycle inspection there were several issues with the window not opening and that the glazing compound was cracked or missing. There were also issues with the gutters and soffit. The petitioner is requesting additional time, to complete the exterior repairs as well as replacement of the windows. (each sleeping room has one window that is functioning as intended for egress purposes). The petitioner would like to be able to have until Aug. 28, 2015 to complete all exterior repairs.

Staff recommendation: Grant the extension of time.

Conditions: All exterior and window repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: August 28, 2015

Attachments: BHQA Application for Appeal; Remaining Violations Report



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

RECEIVED
DEC 19 2014

BY: _____

NOTE: A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 609 E. University St. Bloomington, IN

Petitioner's Name: Choice Realty & Management

Address: 1715 S Walnut St.

City: Bloomington **State:** IN **Zip Code:** 47401

Phone Number: 812-331-7353 **Email Address:** dena@callchoicerealty.com

Property Owner's Name: Raymond Kahn

Address: 3-16-6 Nishihara Shibuya-Ku

City: Tokyo **State:** Japan **Zip Code:** 151-0066

Phone Number: 81-3-521-2909 **Email Address:** raymond.a.kahn@jp.pwc.com

Occupants: 5

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please check the petition type that you are requesting:

- ☒ An extension of time to complete repairs (Petition type TV)
- ☐ A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- ☐ Relief from an administrative decision (Petition type AA)
- ☐ Rescind a variance (Petition type RV)

OFFICE USE ONLY

Petition Number

15-TV-23

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Signature (required):

Dena Dobson

Name (please print): Dena Dobson Date:

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.

Owner will be painting & replacing windows
guttering at the property. Painters will not be
able to do that work until spring. Asking for
an extension for the work needed for repat.
Windows, guttering & painting for early spring
extension date.



City of Bloomington
Housing and Neighborhood Development

JAN 09 2015

Remaining Violation Report
Re-inspected 01/05/2015

1873

OWNERS

Kahn, Raymond
3-16-6 Nishihara
Shibuya-Ku, Tokyo, JP 151-0066

AGENT

Choice Realty & Management
1715 S. Walnut Street
Bloomington, IN 47401

Prop. Location: 609 E University ST
Units/Bedrooms/Max # of Occupants: 1/5/5
Date Inspected: 08/28/2014
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Number of Units/Structures: 1/1

Inspectors: Maria McCormick
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

VARIANCE

02/06/1986 Granted a variance to the bedroom and bathroom access requirements for the second floor South bedroom.

This property was previously granted a variance to the bedroom and bathroom access requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include bedroom and bathroom access requirement and the Building Code in place at the time of construction did not address bedroom and bathroom access; therefore the variance must be rescinded by the Board of Housing Quality Appeals. This process may slightly delay the issuance of your Rental Occupancy Permit, but will not negatively affect the length of your permit.

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Basement –

Documentation provided at re-inspection showed a carbon monoxide reading in the flue of 140 ppm which exceeds the acceptable levels. Repair or replace the furnace to bring the carbon monoxide levels into acceptable levels.

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

BMC 16.01.060(f) and 16.04.060 (c)

****Note: The following items have a BHQA application for an extension of time scheduled to be heard at the February 18, 2015 meeting.**

NE Bedroom 9-0 x 12-0:

Repair the torn window screen and fix the frame so that it properly fits in the window. BMC 16.04.060(a)

Repair the window lock to function as intended. BMC 16.04.060(a)

SW Bedroom 10-0 x 12-0:

Repair the window to lock as intended. BMC 16.04.060(a)

EXTERIOR:

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings. On the SE corner and on the NE corner. BMC 16.04.050(a)

Repair the damaged down spouts. BMC 16.04.050(a)

Replace the missing and deteriorated (cracked and peeling) glazing compound on the windows. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item only has a compliance deadline of August 28, 2015.)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 18, 2015

Petition Type: An extension of time to complete repairs.

Petition Number: 15-TV-24

Address: 2476 S. Brittany Ln.

Petitioner: Mike Peek

Inspector: Norman Mosier

Staff Report:
October 20, 2014 – Conducted Cycle Inspection
December 19, 2014 – Received BHQA Appeal

It was noted during the cycle inspection that the carpet in the unit was worn and snagged through out the unit. Petitioner is requesting an extension of time to replace the carpet in the unit.

Staff recommendation: Grant the request

Conditions: All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 18, 2015

Attachments: Cycle Report, BHQA Appeal, Petitioner's Letter

9/2



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DEC 17 2014

Page 1 of 2

BY: _____
Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 2476 Brittany Lane

Petitioner's Name: Mike Peek

Address: 899 S. College Mall Road #385

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 336-7713

E-mail Address: mpeek@homefinder.org

Owner's Name: Mike Peek

Address: 899 S. College Mall Rd #385

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 812-336-7713

E-mail Address:

Occupants: Julia Breedlove

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that month's agenda!

(Will be assigned by BHQA)

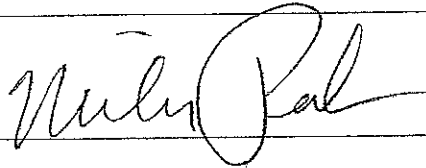
Petition Number: 15-TV-24

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

I request 60 day extension to complete the carpet replacement. All other repairs have been made and the HAND inspector is welcome to inspect. Respectfull submitted.

Signature (Required):



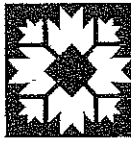
Name (Print): Mike Peek

Date: 12/17/14

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City of Bloomington
Housing and Neighborhood Development

CYCLE REPORT

68

OWNERS

Peek, R. Michael
3316 Rolling Oak Drive
Bloomington, IN 47401

AGENT

Peek & Associates C/O Mark Kleinbauer
899 S. College Mall Road #385
Bloomington, IN 47401

Prop. Location: 2476 S Brittany LN
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: 1/3/5

Date Inspected: 10/20/2014
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

Inspectors: Norman Mosier
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 1982.
Minimum egress requirements for a one and two family dwelling built at the time of construction.
Openable area: 4.75 Sq. Ft.
Clear height: 24 inches
Clear width: 18 inches
Sill height: Not more than 48 inches above finished floor.

GENERAL VIOLATION:

Replace the deteriorated and snagged carpet in this unit. BMC 16.04.060(a)

INTERIOR:

MAIN LEVEL

Entryway:

Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible. BMC 16.04.060(a)

Replace the defective doorknob to function as intended. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, east wall adjacent to the furnace closet. BMC 16.04.060(a)

½ Bath:

Secure the loose sink to the wall and caulk backsplash. BMC 16.04.060(c)

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.030(c)

Repair/replace the defective light fixture to function as intended. BMC 16.04.060(c)

Entry Hall Closet:

Secure the loose doorknob and repair the door to latch properly. BMC 16.04.060(a)

Furnace Closet:

Replace the missing doorknobs. BMC 16.04.060(a)

Kitchen 9-6 x 3:

Repair/replace the dishwasher to function as intended. BMC 16.04.060(c)

Living Room 15-7 x 13-7:

Replace the broken base for the smoke detector. IC22-11-18-3.5

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, south wall adjacent to the counter top. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, west wall. BMC 16.04.060(a)

Secure the loose receptacle and replace the missing cover plate on the west wall. BMC 16.04.060(b)

2ND LEVEL

Stairway/Hallway:

Secure the loose handrail along the hallway. BMC 16.04.060(b)

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Laundry Closet:

No violations noted.

S Bedroom 13-8 x 9-7:

Secure the loose hinges on the door. BMC 16.04.060(a)

Replace the missing door stop trim. BMC 16.04.060(a)

Secure the loose receptacle on the north wall. BMC 16.04.060(a)

Existing Egress Window Measurements: Single hung: Const. Yr. — 1982

Height: 24.75 inches

Width: 31.25 inches

Sill Height: 27 inches

Openable Area: 5.37 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Closet:

No violations noted.

Middle Bedroom 9-5 x 7-10: Same window as above.

Secure the loose receptacle on the south wall. BMC 16.04.060(a)

Closet:

Install the doors to function as intended. BMC 16.04.060(a)

Hall Bath:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, behind the door, behind the toilet, and the west wall at the shower surround.

BMC 16.04.060(a)

Replace the worn out receptacle, plug in falls out. BMC 16.04.060(b)

N Bedroom 11-4 x 8-2: Same window as above.

Secure the loose doorknob to function as intended. BMC 16.04.060(a)

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector **within 60 days of the date of the inspection** or a **\$25.00 fine will be levied.** BMC 16.03.060(c) and BMC 16.10.030(b)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.